

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

FILED

MORTGAGE CLEARING CORPORATION

2015 JUN 8 PM 2 07

v.

Case No. 04CV-2014-1569-3

BRENDA DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

TANYA REBECCA RATNER  
A/K/A TANYA REBECCA BERGER

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that, pursuant to the authority and directions contained in the Order Granting Motion for Default Judgment and Foreclosure Decree (hereinafter referred to as the "Foreclosure Decree") of the Circuit Court of Benton County, Arkansas, entered on May 29, 2015, in Case No. CV-2014-1569, then pending between the above-named parties, the undersigned, as Commissioner of the Circuit Court of Benton County, Arkansas, will offer at auction, for sale to the highest bidder, in the lobby on the 2<sup>nd</sup> Floor of the Benton County Courthouse, 102 NE A, Bentonville, Arkansas 72712, within the hours prescribed by law for judicial sales, at 10:15 a.m. on June 22, 2015, the following described real property and any and all improvements, fixtures, and furnishings located thereon:

LOT 18, BLOCK 1, MAYFAIR SUBDIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD N AT PAGE 42.

(Commonly referred to as 17 Mayfair Drive, Bella Vista, Arkansas.)

### TERMS OF SALE

For cash or upon credit of three (3) months, provided that if the sale is upon credit, the purchaser shall be required to execute a bond as required by law and the Consent Decree, with approved security, bearing interest at the rate of five and three-quarters percent (5.75%) per annum from the date of sale until paid, and a lien shall be retained upon the above-described property to secure payment of the purchase price; provided further, however, that if Plaintiff Mortgage Clearing Corporation is the highest bidder at the time of the foreclosure sale, Plaintiff may pay the purchase price by credit given upon the judgment granted to Plaintiff pursuant to the Consent Decree, except as to the costs of the foreclosure sale.

**DATED** this 8<sup>th</sup> day of June, 2015.

/s/ Brenda DeShields  
**Commissioner of the Circuit Court  
of Benton County, Arkansas  
Benton County Courthouse  
102 NE A Street  
Bentonville, Arkansas 72712  
(479) 271-1015**



Amy Clemmons Brown  
McMullan & Brown  
PO Box 2839  
Little Rock, AR 72203  
501-376-9119